



## Kirkstall Close, Chorley

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom semi-detached bungalow, offering comfortable and easy-to-maintain living accommodation in a particularly lovely and peaceful area of Chorley. The home has been well cared for by the current owners and benefits from a new roof, providing added peace of mind for prospective buyers. This welcoming property will appeal to couples or those looking to downsize without compromising on space or convenience. The location provides excellent access to a range of local shops, supermarkets and healthcare facilities, along with pleasant countryside walks and the beautiful Rivington area only a short distance away. Chorley town centre and its train station are within easy reach, offering direct links to Preston, Manchester and Bolton, while regular bus services and nearby access to the M6 and M61 motorways make commuting straightforward.

Entering the bungalow through the vestibule, you are welcomed into the spacious lounge featuring a bright bay window and a central fireplace that creates a warm focal point to the room. From here the hallway provides access to the rest of the accommodation. The kitchen offers a good range of units and benefits from multiple integrated appliances, providing a practical space for everyday living. The property hosts two well-proportioned double bedrooms, with the master enjoying the advantage of built-in wardrobes. Completing the internal layout is the family bathroom, conveniently positioned off the hallway. The property also benefits from recent modernisations including the boiler, roof and the garage. A large partially boarded loft space offers great storage as well as the potential for additional accommodation.

Externally, the front of the property features a well-maintained garden with attractive flower beds and a driveway suitable for up to two cars, along with access to the garage providing additional storage or parking. The rear garden is a real highlight, being mainly gravelled for low maintenance with a pleasant patio area ideal for outdoor furniture and relaxing in the warmer months. Well-stocked flower beds add colour and character, while the garden enjoys lovely views towards Rivington, creating a tranquil backdrop that perfectly complements the peaceful setting of the area. This charming bungalow offers a wonderful combination of comfort, practicality and location, making it an excellent opportunity for those seeking a ready-to-move-into home in a quiet yet convenient position.





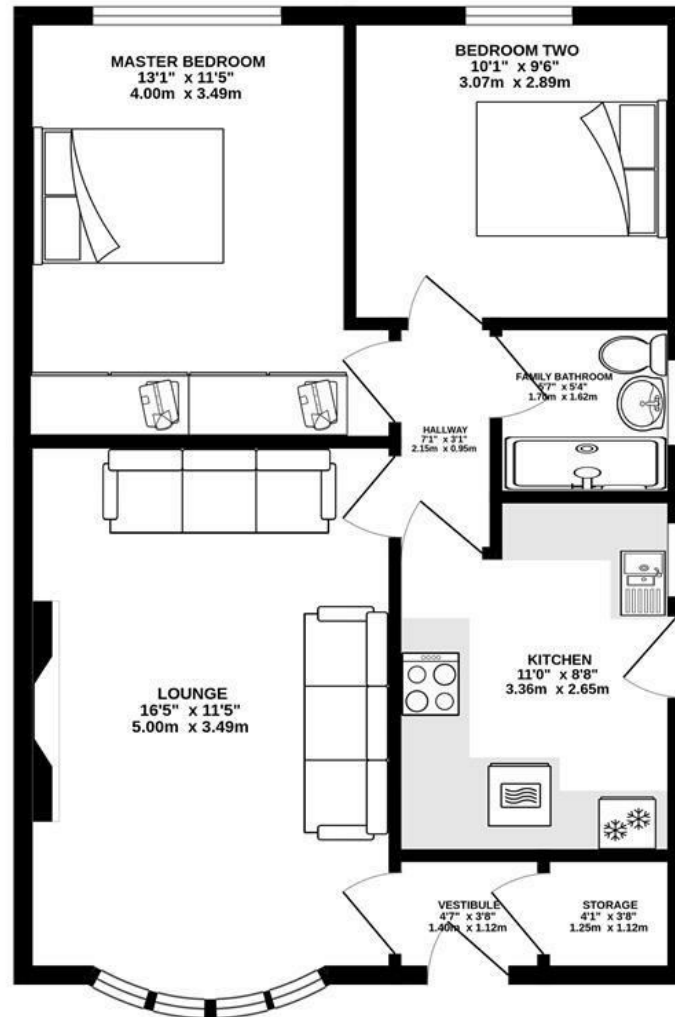








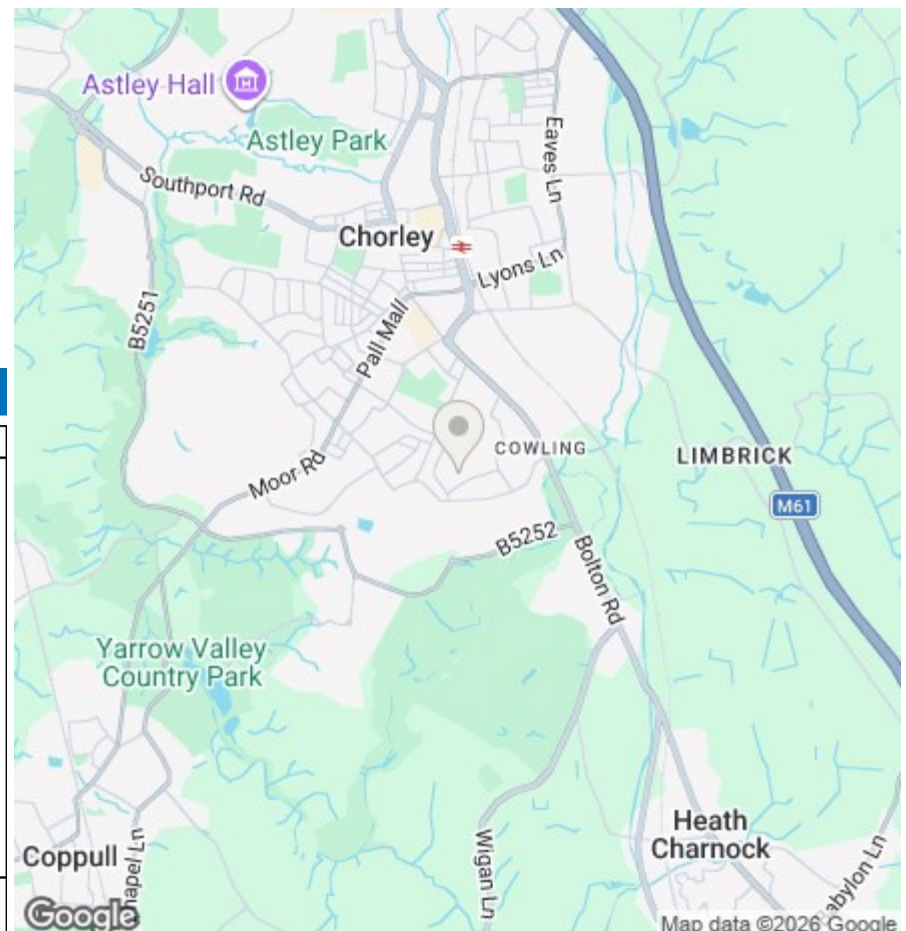
GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	